

BOARD OF ZONING APPEALS AGENDA NOVEMBER 18, 2015

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **November 18, 2015**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. Copies of the staff report are also available at the office of the member of the Board of Supervisors in whose district the application property is located, and online at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

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| 9:00 A.M.
P. Yoon
<i>Admin.</i>
<i>Moved to</i>
<i>12/2/15 at</i>
<i>appl. req.</i> | TRUSTEES OF SHILOH BAPTIST CHURCH, SPA 83-V-090-02 Appl. under Sect(s). 3-E03 of the Zoning Ordinance to amend SP 83-V-090 previously approved for a place of worship to permit site modifications and building addition. Located at 10704 Gunston Rd., Lorton, 22079, on approx. 6.72 ac. of land zoned R-E. Mt. Vernon District. Tax Map 114-4 ((1)) 21, 22 and 22A. (<i>Admin. moved from 5/8/13 at appl. req.</i>) (<i>Indefinitely deferred from 7/10/13 and 6/18/14 at appl. req.</i>) (<i>Reactivated from indefinitely deferred on 4/15/14 and 7/15/15.</i>) |
| 9:00 A.M.
C. Gresham
<i>Indefinitely</i>
<i>Deferred</i> | MALIHEH SHAHRESTANI / "MCLEAN DAY CARE," SP 2015-DR-019 Appl. under Sect(s). 3-403 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6526 Hitt Ave., McLean, 22101, on approx. 9,333 sq. ft. of land zoned R-4. Dranesville District. Tax Map 30-4 ((7)) 2. (<i>Admin. moved from 7/22/15 at appl. req.</i>) |
| 9:00 A.M.
L. Arseneau
<i>Admin.</i>
<i>Moved to</i>
<i>3/2/16 at</i>
<i>appl. req.</i> | KARLA FLORERO AND CELESTIAL CHILD CARE, LLC, SP 2014-MA-180 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 4805 Seminole Ave., Alexandria, 22312, on approx. 3,946 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 72-1 ((9)) (B) 4. (<i>Admin moved from 4/15/15 at app. req.</i>) |
| H. Eddy
Withdrawn | BRETT R. HITT AND KIRSTEN D. HITT, A 2015-PR-021 |
| S. Gilbert
Withdrawn | PATIMA JICHONAIA, A 2015-MV-010 |

Public Hearings

- 9:00 A.M. JOHN G. CULBERTSON, SP 2015-MV-117 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 7805 Accotink Pl., Alexandria, 22308, on approx. 21,875 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-2 ((9)) 2.
J. Buono Approved
- 9:00 A.M. THOMAS JOHN ANDERSEN, SP 2015-DR-122 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 21.3 ft. from a front lot line of a corner lot. Located at 2121 Hilltop Pl., Falls Church, 22043, on approx. 12,597 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-2 ((6)) (G) 1.
P. Yoon Approved
- 9:00 A.M. CATHERINE YEN HOANG, SP 2015-LE-109 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit an accessory structure to remain 5.9 ft. from a side lot line and 2.6 ft. from a rear lot line, an accessory storage structure to remain 2.4 ft. from a side lot line and 3.2 ft. from a rear lot line, and a carport 0.6 ft. from a side lot line. Located at 6104 N. Kings Hwy., Alexandria, 22303, on approx. 4,171 sq. ft. of land zoned R-8. Lee District. Tax Map 83-3 ((2)) (5) 1A.
P. Yoon Approved-In-Part
(Carport not Approved)
- 9:00 A.M. AMPARO M. NIMA D/B/A MY FIRST STEPS DAYCARE, SP 2014-MA-165 Appl. Under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5888 South 6th St., Falls Church, 22041, on approx. 13,594 sq. ft. of land zoned R-3 (Cluster). Mason District. Tax Map 61-2 ((37)) 23 A. (*Admin. moved from 4/1/15 and 8/5/15 at appl. req.*)
C. Gresham Approved
- 9:00 A.M. JENNY LOZADA & JESSICA LOZADA D/B/A JENNY'S FAMILY CHILD CARE, SP 2014-MA-233 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 4809 Seminole Ave., Alexandria, 22312, on approx. 17,316 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 72-1 ((9)) (B) 7. (*Admin. moved from 6/3/15 at appl. req.*)
L. Arseneau Deferred to 3/2/16
- 9:00 A.M. RAMEZ ANDRAWIS, SP 2015-DR-119 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit the construction of a garage addition 6.0 ft. from a side lot line and a second garage addition 6.1 ft. from a side lot line. Located at 1408 Pathfinder Ln., McLean, 22101, on approx. 10,833 sq. ft. of land zoned R-3, HC. Dranesville District. Tax Map 30-2 ((31)) 200.
H. Eddy Decision Deferral to 2/10/16
- 9:00 A.M. ASHEBIR GEBRE AND BIRTUKAN WELDEAB, VC 2015-MA-005 Appl. under Sect(s). 18-401, 3-206, and 3-207 of the Zoning Ordinance to permit a construction of a 2-story dwelling 5.8 ft. from one side lot line and 9.0 ft. from the other side lot line. Located at 6416 Columbia Pike, Annandale, 22003, on approx. 7,715 sq. ft. of land zoned R-2, HC. Mason District. Tax Map 61-3 ((12)) 21. (*Admin. moved from 9/30/15 at appl. req.*) (*Deferred from 10/21/15 at appl. req.*)
E.M. Haley Approved

- 9:00 A.M. JEANNE L. MOORE, SP 2015-MA-118 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit a modification to the limitation on the keeping of animals (dogs).
E.M. Haley Located at 4011 Arcadia Rd., Alexandria, 22312, on approx. 10,639 sq. ft. of land zoned
Approved R-3. Mason District. Tax Map 61-3 ((7)) (B) 13.
- 9:00 A.M. MARIA GUEVARA, SPA 2014-HM-247 Appl. under Sect(s). 6-303 and 8-305 of the Zoning
E.M. Haley Ordinance to amend SP 2014-HM-247, previously approved for a home child care facility,
Continued to to permit an increase in the number of children. Located at 2247 Sanibel Dr., Reston,
7/13/16 at 20191, on approx. 5,390 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 17-3 ((4))
Board's req. (8) 32.

JOHN F. RIBBLE III, CHAIRMAN